

Barrington Park Board of Directors

Meeting Minutes for 03/11/2025

1. Board Members in Attendance:

[X] Dirk Heinz [X] Bryan Rainey [X] Charlie Huggard [X] Michael Dey
[X] Bernette Murphy [X] Rachel Maxwell [] Elizabeth Meri [X] Annalissa Rausch

Property Management in Attendance:

[X] Adam [X] Jaime

Others in Attendance: None

2. Homeowners in Attendance: None

3. Approval of minutes

- a. Motions member: Analissa
- b. Seconding member: Rachel
- c. Yes voters: All
- d. No voters: None

4. Committee Reports:

- a. Welcoming:
 - i. 2 new members
 - ii. Ownership has gone down by one
- b. Grounds:
 - i. Homeowner via letter to the grounds committee has requested to have blowers not so strong on their ground cover
 - ii. We will be having aeration soon
 - iii. We will be pressure testing the sprinkler system
 - iv. We have already serviced the mowing equipment and are ready to go
 - v. We discussed tree removal on Rugby Ct.
- c. Appeals:
 - i. There is homeowner intent to have an appeal about dogs off leashes (see compliance notes)
 1. Fine was submitted on 2/25/2025
 - a. Homeowner has 30 days to appeal
- d. Compliance:
 - i. Two unleashed dogs running around
 1. We have video evidence
 2. Second time in a few weeks of them running around
 3. We've had multiple reports over the last year.
 4. The homeowners have been fined multiple times so far
 5. Next time we catch them out, we will expect to call animal control
- e. Architectural: Nothing to report

- f. Budget & Finance:
 - i. CD maturing in April
- g. Reserve Fund:
 - i. Adam and Elizabeth have been working on the budget
 - ii. Adam would like to Rhino Shield 10-11 units this year
 - 1. This will save us about \$50-\$60k this year
 - 2. Dirk brought up the coming inflationary prices
 - a. It may be beneficial to focus on more sooner in order to save future prices.
 - iii. We need to ensure that we are budgeting for future sewage/water issues
 - 1. Assuming \$5-7K /yr

5. Property Manager Report

- a. Dumpster Dates – No objections
- b. Garage Sale/Yard Sale (May 17th) – No objections
- c. Office Heater went out – we got it fixed no charge
- d. RV lot has been cleaned up
- e. Estate sale April 10th-13th and April 26th-28th
- f. Taxes have been filed
 - i. we filed under 1120 instead of 1120H
 - 1. Saved us about \$10k in taxes
- g. We got the sewage letter because the pump stopped working
 - i. Pulled out 6 barrels of non-biodegradable wipes clogging the pumps
 - ii. We will be posting the letter in common areas and in the newsletter
- h. We discussed the ongoing negotiations of previous worker grievances
- i. Pool opening Friday May 23rd
 - i. Utah Pools will provide pricing
 - ii. The crew will clean in the weekday mornings
 - iii. Utah Pools should be cleaning on the weekends
 - iv. Utah pools will do the pool chemical testing
- j. Assets barely went up month to month
- k. Problem accounts
 - i. We've had bigger payments than reported in the Property Management Report
 - 1. Decrease from last month = \$2116.46 (edit from \$1816.46)
 - ii. We have a homeowner that will go into foreclosure
- l. Decks
 - i. We've done two more decks
- m. Concrete
 - i. Adam is finalizing tomorrow (3/12) with Austin Concrete
- n. Finalized our audit for worker's compensation fund
- o. 1 Crew member departure, 1 new crew member was hired
- p. Email complaint from homeowner with several grievances
- q. We have received complaints about a homeowner who is operating a business repairing vehicles in the common areas
 - i. This is an ongoing issue we have been dealing with for several years

- ii. We intend to document their history and ongoing evidence and give it to an attorney
- iii. Motion – to send a cease-and-desist letter
 - 1. Motions member – Brian
 - 2. Second - Rachel
 - 3. In Favor – All members (minus B and Elizabeth who are not in attendance)
 - 4. Opposed - None

6. Individual Board Member Items:

- a. Dirk:
 - i. Duct Cleaning soliciting on Facebook page
 - 1. We would like to contact them to remove their ads
- b. Bryan: Nothing
- c. Charlie:
 - i. Asked about spraying the xeriscaping for weeds
- d. Michael:
 - i. Asked to put “no signs” notice in the newsletter
 - ii. Asked about the slippery bridge
 - 1. Will be addressed by the crew
- e. Rachel: Nothing
- f. Elizabeth: Nothing
- g. Bernette: Nothing
- h. Annalissa: Nothing

7. **Executive Session:** Nothing to report

8. **Adjournment**